

## REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, July 21, 1927.

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; absent, none.

The Minutes of the last meeting were read and Councilman Pannell moved the adoption of same. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

WHEREAS, it has been made to appear to the City Council of the City of Austin that the property owned by Edgar Hall, Fred Hall and Buford Hall, of Travis County, Texas, being the South 1/2 of Lot 5, and Block 111, in the City of Austin, Travis County, Texas, has a frontage of  $21\frac{1}{2}$  feet on Congress Avenue and 20 feet on the alley in the rear of Congress Avenue; and

WHEREAS, heretofore said property has been assessed for taxes by the City of Austin on the basis of a 23 foot frontage on Congress Avenue and on the alley rear of said property, which is the ordinary width of other property facing on Congress Avenue, and taxes for 1926 have been assessed against said property on the basis of 23 feet, instead of  $21\frac{1}{2}$  feet, as it should be assessed;

Now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the taxes on said South 1/2 of Lot 5 in Block 111, in the City of Austin Texas, assessed against Edgar Hall, Fred Hall, and Buford Hall be reduced in the proportion that one and one-half ( $1\frac{1}{2}$ ) feet bear to 23 feet, to-wit, three/forty-sixths ( $3/46$ );

That, in addition, the Board of Equalization be instructed hereafter to assess said tract of land as aforesaid on the basis of  $21\frac{1}{2}$  instead of 23 feet, as heretofore, and that they be instructed to make such reasonable allowance as they may consider just for the shortage on the rear of said lot and tract of land, in addition to the one and one-half ( $1\frac{1}{2}$ ) foot shortage as shown by the plat attached to this resolution and made a part hereof.

Councilman Reed moved the adoption of the above resolution. Motion was seconded by Councilman Mueller and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following resolution:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the various premises situated on the south side of East 6th Street between Congress Avenue and Brazos Street shall hereafter be numbered according to the following plan:

Lot 6 of original City Block 56, shall be numbered in 12 parts, 11 parts being 13 feet each on the south side of East 6th Street and the other part being 17 feet more or less, and that said 11 parts of 13 feet each shall begin with the East line of Congress Avenue and shall be numbered respectively, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, and 121, and that the one part of 17 feet more or less adjacent to the alley shall be numbered 123; Lot 7 of original City Block 56 shall be numbered in 12 parts, 11 parts being 13 feet each on the south side of East 6th

Street and the other part being 17 feet more or less, and that said 11 parts of 13 feet each shall begin with the East line of the alley which is between Lots 6 and 7 of said original City Block 56, and shall be numbered respectively 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, and 145, and that the one part of 17 feet, more or less, adjacent to Brazos Street shall be numbered 147.

A plat of said plan of numbering is hereto attached and made a part of this resolution.

Councilman Mueller moved the adoption of the above resolution. Motion was seconded by Councilman Reed and same prevailed by the following vote: Ayes, Mayor McFadden Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

A petition signed by property owners on West Lynn Street and adjacent territory, asking for an extension of the sewer line to this portion of the city but protesting against the proposed charge for same, was read and Mayor McFadden moved that the matter be referred to the City Manager for attention and that he be directed to make such adjustments with said property owners for the payment of this extension as he deemed best. Motion prevailed by the following vote: Ayes Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

City Manager Johnson laid before the Council the matter of having a sanitary sewer survey made for the City of Austin. After a discussion of the need for same, the Council instructed the City Manager to investigate further and find out what the cost of same would be.

The claim of J. G. Douglas for damages to his automobile, alleged to have been wrecked by coming in contact with an obstruction in the gutter at Speedway and 23rd Street, was passed back to the City Manager; the Council expressing themselves as being opposed to the payment of the claim.

Councilman Reed moved that the City Manager be instructed to attend a meeting in Dallas on July 25th, called for the purpose of protesting against the proposed raise in freight rates on cast iron pipe. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following contract:

"THE STATE OF TEXAS |  
COUNTY OF TRAVIS |                      KNOW ALL MEN BY THESE PRESENTS:

THAT THIS CONTRACT, made and entered into this day by and between the CITY OF AUSTIN, a municipal corporation, acting by its City Manager, party of the first part, and KOCH & FOWLER, Consulting Engineers, a firm composed of O. H. Koch and J. D. Fowler, of Dallas County, Texas, party of the second part, WITNESSETH:

1.            THAT party of the first part has and by these presents does employ the engineering and architectural services of party of the second part, in the preparation of a comprehensive City Plan for the City of Austin; and in compliance with such employment, parties of the second part agree and obligate themselves to do for party of the first part the following things:

(a)          To conduct a detailed field survey for the purpose of ascertaining from actual observation all that can be ascertained as to existing conditions and tendencies of the City of Austin, looking to a proper and comprehensive City Plan, including the use and development of private property and all public facilities; and to record the observations thus made and other pertinent

facts on data maps by appropriate conventions, colors and symbols;

(b) To make a special study of the present and probable future growth of population of the City of Austin, and all its present and anticipated future distribution, and to record the conclusions of such study in permanent form by means of maps and graphs; such maps and graphs to be capable of being used as a basis for determining quantitatively the location and size of undertaking such public facilities and services as would be used during the next twenty years.

(c) To develop a thoroughfare plan, including necessary rectifications of the existing street system and the laying out of new major thoroughfares and major street connections, the location of bridges and railroad grade separations and in connection therewith, to furnish typical street cross-sections and details showing properties and buildings effected;

(d) To make specific recommendations regarding modifications in existing traffic and parking regulations in any particulars deemed desirable;

(e) To prepare and submit rules and regulations for the control of the layout of plats and subdivisions;

(f) To suggest, on the basis of detailed and quantitative studies, suitable locations, sizes and dates of undertaking for future schools, school grounds and fire stations;

(g) To prepare a location plan and program for the development of parks, parkways and play-grounds, furnishing typical cross-sections of proposed parkway and typical layout schemes for parks and play-grounds, indicating the properties effected;

(h) To consider the ultimate possibilities in the way of better location, setting, grouping and composition of public buildings; and if a practicable and reasonable program can be arrived at, to furnish block plans or perspectives to illustrate the general layout and effect of such arrangement;

(i) To consider and report on such other matters as would be naturally involved in the general contents above outlined; including public markets, aviation fields, street lighting, and street fittings, and planting, street appearance, and the development of the River Front;

(j) To make detailed quantitative studies of street transit, and to submit recommendations if such are justified, for rerouting, extension or development in connection with both trolley and bus transportation;

(k) To make a general investigation of the railroad situation, in order to determine whether the location or grade separation of certain tracks would be desirable or not;

(l) To study the character, intensity and tendencies of use of each property in the City, and the needs of protection against harmful uses of neighboring property; and thereupon, to frame a zoning ordinance and map to satisfy the City's needs for property protection; and in connection therewith, to attend the essential discussions on such ordinance and map, and to make all provisions needed to prepare these documents for final action by the City Council.

(m) To advise with the City Attorney and other city authorities in their preparation of an adequate building code, and to consider same in connection with such proposed zoning ordinance and map, making recommendations for their more perfect coordination, and for a delineation of fire limits in harmony with the latter.

(n) To finally cover all of the foregoing undertakings by a comprehensive report, fully illustrated, including a complete City Plan Map, and such other illustrations in the way of tables, diagrams or photographs as might be necessary; which final report would constitute, when approved, THE CITY PLAN, and would contain a definite program which would establish an order of urgency and importance of undertakings for the various elements of the Plan, all looking forward for about twenty years to come.

2. THAT parties of the second part further agree that the studies of thoroughfares, parks, parkways, railways, waterways, and transit, hereinabove mentioned, shall be sufficiently extensive to cover in a general way the outlying areas within approximately three to five miles of the boundaries of the City of Austin; but the work herein contemplated does not include any drawings for construction, nor the making of instrumental surveys.

3. THAT party of the first part shall furnish parties of the second part with suitable local office facilities, with available telephone service, and also all necessary prints of local city maps; and shall in addition facilitate the access of the parties of the second part and their local forces to any official records essential to the preparation of the City Plan.

4. THAT parties of the second part agree to maintain a competent staff locally as long as essential to the effective preparation of the City Plan herein contemplated, and one of the members of said firm will attend all essential meetings in the City of Austin during the progress of the work.

5. THAT all documents and records, accumulated during the work herein contemplated, which shall include five copies of the complete report above mentioned, together with all maps, charts, etc. shall become the property of the City of Austin upon the completion of the Plan.

6. THAT the work herein contemplated shall be begun within three weeks after the execution of this Contract, and shall be concluded within six months after the commencement thereof.

7. THAT in consideration of the foregoing obligations and undertakings by parties of the second part, the party of the first part agrees and obligates itself to pay to parties of the second part the full sum of Three Thousand Seven Hundred & Fifty (\$3,750.00) Dollars, as follows: \$1,000.00 in sixty (60) days after the commencement of the above work, \$1,000.00 in ninety (90) days after said commencement, and the balance upon the full completion of said work.

8. THAT party of the first part has retained and by these presents, does retain, in addition to the above employment, parties of the second part as consulting city planning engineers for the period of two years, beginning immediately after the completion of the work hereinbefore mentioned; and as a consideration for said consultation work, party of the first part agrees to pay to parties of the second part the sum of \$1500.00 per year, payable at the rate of \$125.00 per month, and necessary traveling expenses when parties of the second part, or one of them, is called to Austin by party of the first part for consultation on matters connected with the detail execution of the City Plan, as prepared by parties of the second part.

9. THAT in consideration of the said last named employment, and the payment of the fees last above set out, parties of the second part agree that

they , or one of them, shall be available at anytime within said term of two years and will come to Austin for consultation, by the City Council, City Manager, or City Planning Commission, and for assisting the City Engineer in preparing detail plans for developments, in accordance with said City Plan.

Witness the hands of the parties hereto, in duplicate, this 1st day of June, A. D. 1927.

CITY OF AUSTIN

By (Sgd) Adam R. Johnson.  
City Manager, Party of the First Part  
KOGH & FOWLER

By  
Parties of the Second Part. "

Mayor McFadden moved that the above contract be approved and entered into as of June 1st, 1927. Motion was seconded by Councilman Reed and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Mayor McFadden laid before the Council the following communication from O. E. Metcalfe, City Engineer:

"Austin, Texas, July 21, 1927.

Mr. Adam R. Johnson, City Manager,  
and Members of the City Council,

Gentlemen:

Mr. M. H. Crockett intends to further develop his property on South Congress Avenue by the construction of buildings at or near the present level of same.

Mr. Crockett desires to have cars come up to his proposed buildings and utilize the sidewalk space. He has already, by tentative and temporary agreement with the City Council, been using the sidewalk space. This has forced the public using the sidewalk on South Congress Avenue to walk across unsidewalked area for a distance of about three hundred feet, and if he were granted the additional space which he is now asking for the public will have to walk over an unprotected area of about four hundred and fifty feet.

I recommend that in the further use of the street he be required to establish a sidewalk in accordance with the regular method along his entire business front, making a return to the present gravel walk in the shortest practicable manner.

Respectfully submitted,

Orin E. Metcalfe,

City Engineer."

Councilman Reed moved that the above recommendations of the City Engineer be adopted and that said M. H. Crockett be notified to put in sidewalk in accordance with same. Motion was seconded by Mayor McFadden and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck 5; nays, none.

Mayor McFadden moved that the Council approve as testing engineers for concrete sewer pipe in the City of Austin, the Southwestern Laboratories of Dallas and San Antonio. Motion was seconded by Councilman Reed and same prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

Councilman Steck moved that the Council recess, subject to call of the Mayor. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen

Mueller, Pannell, Reed, and Steck, 5; nays, none.

The Council then recessed.

Approved: J. M. Fadden

Mayor.

REGULAR MEETING OF THE CITY COUNCIL:

Austin, Texas, July 25, 1927

The Council was called to order by the Mayor. Roll call showed the following members present: Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; absent, none.

The Minutes of the last meeting were read and Councilman Mueller moved the adoption of the same. Motion prevailed by the following vote: Ayes, Mayor McFadden, Councilmen Mueller, Pannell, Reed, and Steck, 5; nays, none.

The following bids for the construction of the bridge across Johnson Creek on Dam Boulevard were opened and read:

Sullivan & Davis, Granger, Texas;  
Johnson Bros., Austin, Texas;  
C. C. Moore, Georgetown, Texas;  
Julius Johnson, Austin, Texas;  
Austin Bridge Company, of Dallas and Austin, Texas,

The above bids were then referred to the City Engineer for tabulation and report to the Council.

Mayor McFadden laid before the Council the following communication from Orin E. Metcalfe, City Engineer:

"July 27, 1927.

Mr. Adam R. Johnson,  
City Manager,  
Austin, Texas.

City Council,  
Austin, Texas.

Gentlemen:

J. O. Buas and Sons, through their architect, have made a request that they be permitted to have a concrete platform on 4th Street, immediately east of Lavaca Street 10 feet wide at the height of freight car floor and are also making the same request on the east side of Lavaca Street from Fourth Street north to the alley.

The present width of the sidewalk on Fourth Street is 10 feet wide. The present width of the sidewalk on Lavaca Street is 20 feet wide. Fourth Street has already been used in this manner from Guadalupe to Neches Street and I recommend that they be permitted to have a grade practically in accordance with their request. On the east side of Lavaca Street I do not believe their plan is practical. If they were permitted to have a grade to accommodate their present plan, there would be a narrowing of the walk in relation to the walk immediately north of the alley. The block between Fourth and Fifth Streets has an established walk width of 20 feet. If they were permitted a special grade, I believe they should be required to have a concrete walk or platform for the full width. The blue prints showing the alley and special requests marked in yellow accompany this report. They request immediate action so that they can go ahead with the plans for their building.

Respectfully submitted,

(Sgd) Orin E. Metcalfe,  
City Engineer."

Councilman Pannell moved that the Council defer final action on the above matter until they could make a personal inspection of the property involved. Motion prevailed by the following vote: Ayes, Mayor